

Operating Costs Funded by HOPWA

Lease, Operating, and Supportive Services Costs in Emergency Shelter and Transitional Housing	\$1,000,000
Scattered Site Master Leasing	<u>\$ 250,000</u>
	\$ 1,250,000

Lease, Operating, and Supportive Services in Emergency Shelter and Transitional Housing

Emergency shelter and transitional housing programs are expected to work individually with PWAs in stabilizing them in their transition to permanent, affordable housing. Stabilization activities should address the PWAs' physical, mental, and emotional needs. Emergency shelter should meet a PWA's most immediate needs and provide free stays of up to 30 days. Transitional housing should assist PWAs in becoming self-sufficient and locating, acquiring, financing, and maintaining permanent housing and provide stays of up to 24 months.

Eligible lease costs are those associated with facilities that provide housing.

Operating costs could include the following: building maintenance, security, operation, insurance, utilities, furnishings, equipment, supplies, and other incidental costs.

Scattered Site Master Leasing

HOPWA funding is available to fund master leasing of scattered-site units for permanent housing. Scattered-site housing refers to permanent housing that is made available and affordable by a non-profit organization to PWAs and their families. PWAs and their families (subtenants) will rent the units from non-profit housing organizations (master tenants) that have master leases with landlords over the scattered-site properties. Non-profit organizations must master lease at least two units at each site.

Rent for master leased units must not exceed 130% of the HUD Fair Market Rent (FMR). Rent for master leased units also must be reasonable to other unassisted units in the neighborhood and reasonable to those being charged by the owner for comparable unassisted units.

Agencies will be responsible for determining appropriate subtenant rent amounts, associated rental subsidy levels, and ensuring housing quality standards for master leased units.